

82803

THENCE North $56^{\circ} 22' 46''$ West, a distance of 249.31 feet to a point on a line which is parallel with and distant 12.00 feet Southwesterly as measured at right angle from the centerline of said 20.00 foot road easement;

THENCE North $46^{\circ} 23' 29''$ West, along said parallel line, a distance of 20.19 feet;

THENCE Northwesterly on a tangent curve concave to the South, having a radius of 26.00 feet through an angle of $47^{\circ} 16' 04''$, an arc distance of 21.45 feet to a point of reverse curvature;

THENCE Northwesterly, Northeasterly and Southeasterly on a tangent curve concave to the Southeast, having a radius of 30.00 feet through an angle of $274^{\circ} 32' 08''$, an arc length of 143.75 feet to a point of reverse curvature;

THENCE Southeasterly on a tangent curve concave to the East, having a radius of 26.00 feet, through an angle of $47^{\circ} 16' 04''$, an arc distance of 21.45 feet to a point on a line which is parallel with and distant 12.00 feet Northeasterly as measured at right angle from the centerline of said 20.00 foot road easement;

THENCE South $46^{\circ} 23' 29''$ East, along said parallel line, a distance of 18.09 feet;

THENCE South $56^{\circ} 22' 46''$ East, a distance of 248.12 feet to a point on a line which is a parallel with and distant 14.00 feet Northeasterly as measured at right angle from the centerline of said 20.00 foot road easement;

THENCE South $52^{\circ} 04' 35''$ East, along said parallel line, a distance of 81.16 feet;

THENCE Southeasterly on a tangent curve concave to the Southwest, having a radius of 112.00 feet through an angle of $25^{\circ} 08' 08''$, an arc distance of 49.13 feet to a point on a line which is parallel with and distant 14.00 feet Northeasterly as measured at right angle from the centerline of said 20.00 foot road easement;

THENCE South $26^{\circ} 56' 27''$ East, along said parallel line, a distance of 58.62 feet to a point on a line which is parallel with and 14.00 feet Northeasterly of the centerline of said 20.00 foot road easement;

THENCE South $20^{\circ} 09' 01''$ East, along said parallel line, a distance of 76.52 feet;

THENCE South $16^{\circ} 35' 25''$ West, a distance of 16.18 feet to the Northeasterly line of said Lot "A" (Via Pueblo);

THENCE North $30^{\circ} 29' 57''$ West, along the Northeasterly line of said Lot "A", a distance of 24.04 feet to the Point of Beginning.

Excepting therefrom that portion of the above described parcel of land lying with Lot "I" (Pollard Way) of Tract 3081 as shown by Map on File in Book 54 at pages 56, 57, 58, and 59 of Maps, Records of Riverside County, California.

Also excepting therefrom that portion of the above described parcel of land as conveyed to E. J. Briggs and June Briggs, husband and wife, as joint tenants by deed filed for record February 5, 1974, as Instrument No. 14054 of Official Records, Records of Riverside County, California.

Also excepting therefrom that portion of the above described parcel of land as conveyed to Joseph F. Poppler, a single man; Irene Poppler, a single woman; and Emerson L. Popplar, a single man; All as joint tenants by deed filed for record June 30, 1978 as Instrument No. 135974 of Official Records, Records of Riverside County, California.

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Also excepting therefrom that portion of the above described parcel of land as conveyed to Adrienne C. Burke, a widow by deed filed for record September 22, 1978, as Instrument No. 200770 of Official Records, Records of Riverside County, California.

Also excepting therefrom that portion of the above described parcel of land as conveyed to Riverside County Flood Control and Water Conservation District by deed filed for record May 26, 1960, as Instrument No. 47430 of Official Records, Records of Riverside County, California.

Also excepting therefrom that portion of the above described parcel of land as conveyed to Donald R. Shoffeitt and Susie Shoffeitt, husband and wife, as joint tenants, by deed filed for record July 22, 1976, as Instrument No. 106998 of Official Records, Records of Riverside County, California.

Also excepting therefrom that portion of the above described parcel of land as conveyed to Donald R. Shoffeitt, a married man, by deed filed for record August 30, 1979, as Instrument No. 183879 of Official Records, Records of Riverside County, California.

Also excepting therefrom that portion of the above described parcel of land as conveyed to Donald R. Shoffeitt, et al, by deed filed for record February 23, 1971, as Instrument No. 17566 of Official Records, Records of Riverside County, California.

Also excepting therefrom that portion of the above described parcel of land as conveyed to F. A. Tetley Jr. by deed on file in Book 697, at page 558 of Deeds, Records of Riverside County, California, not lying within that certain parcel of land quitclaimed to Wilton K. Newby and Lois Worthene Newby by deed recorded September 1, 1982, as Instrument No. 151957 of Official Records of said Riverside County.

WILTON K. NEWBY AND LOIS WORTHENE NEWBY, TRUSTEES OF THE NEWBY FAMILY TRUST DATED MARCH 10, 1982

Dated 1-18-85

Wilton K. Newby
WILTON K. NEWBY
Lois Worthene Newby
LOIS WORTHENE NEWBY

DESCRIPTION APPROVAL
George K. H. [unclear] 1/18/85
[unclear]

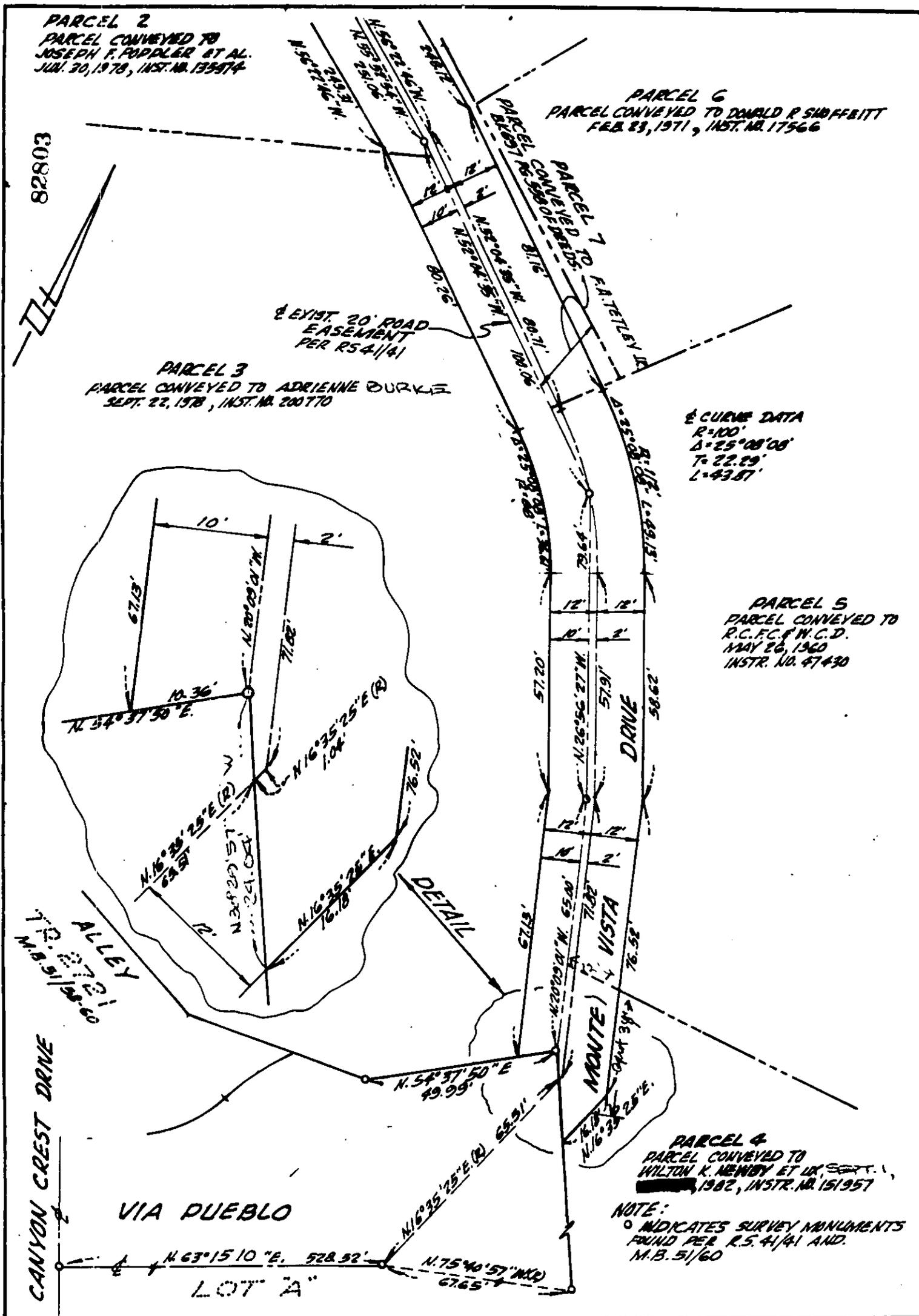
CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a Municipal Corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 4/19/85

[Signature]
Property Services Manager
Title

3M/Cp - 1/M13/DDs



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 2

3462 D

SCALE: 1" = 30'

DRAWN BY *GM* DATE 12/5/84

SUBJECT: Z.C. PRD 14-834

